

CHAPTER 2

INVENTORY REDUCTION

2-1. Introduction.

Generally military installations have a large inventory of existing buildings and the potential high cost of an engineering investigation of all of the buildings located in high seismicity areas makes it necessary to identify seismically hazardous buildings in a carefully planned manner. The first step in dealing with a large inventory of existing buildings is to apply some type of screening process to reduce the inventory and to eliminate unnecessary investigation. Certain categories of existing buildings represent an acceptable level of risk. Criteria for reducing the number of buildings in the inventory to be investigated are given below. However, this does not preclude the investigation of any of these buildings if the responsible agency directs that they remain in the inventory to be investigated.

2-2. Availability of building inventory.

The military maintains a central inventory of real property which is the basic source of information on the status, cost, capacity, condition, use, maintenance, and management of its installations. In addition to specific information regarding the installation, the real property inventory contains a detailed record for buildings and facilities, including information such as type of construction, building/facility number, total area, total capacity, total acquisition cost, year built or acquired, and number of floors.

2-3. Building inventory reduction.

To expedite identification of the more important buildings in the military real property inventory, a procedure was developed to screen the inventory for a given installation or group of installations in a particular high seismicity region. The screening procedure, which is graphically outlined in figure 2-1, utilizes the following criteria for the exclusion of buildings to reduce the inventory. An example is given in appendix F, figure F-1, sheet 1 of 12.

- a. Buildings, except essential buildings, that were designed in accordance with the provisions of the 1982 Basic Design Manual (BDM) or equal (e.g., 1976 Uniform Building Code (UBC), or to more stringent requirements).
- b. Buildings located in seismic zone 0.
- c. One-story wood-frame and one-story preengineered metal buildings, except essential or high risk buildings.
- d. Buildings occupied by no more than 5 occupants, except essential or high-risk buildings.
- e. One- and two-family housing, two stories or less.
- f. Buildings, except essential or high-risk buildings, of no more than 500 square ft or with a replacement cost of less than \$50,000.
- g. Structures scheduled for replacement within 5 years.
- h. Modifications and additions to the above factors authorized by the approval agency.

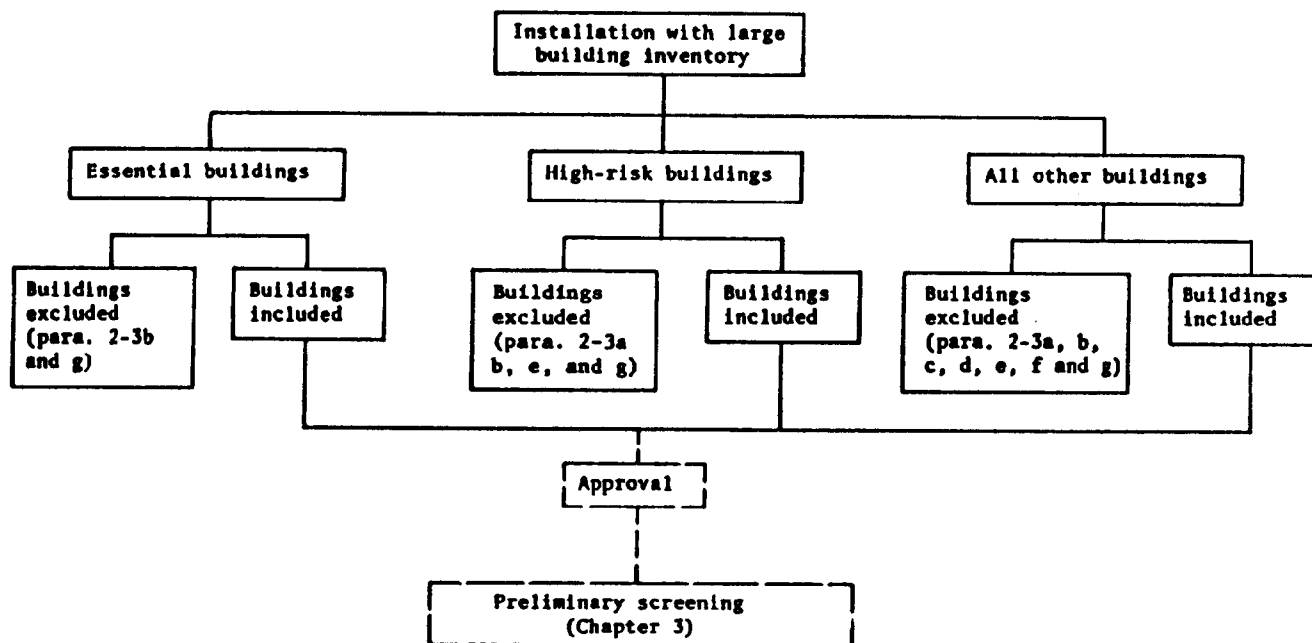


Figure 2-1. Methodology for inventory reduction